

**CERTIFICATE OF LAND**

Certified that the land measuring **10805 Square Meters ( 2 Acres 67 Cents)** is owned by Mr.Selvam and Othes (11 Members), (by the way of Sale Deed Document No: 24217/2022 dated:23.11.2023, 24265/2023 dated: 07.12.2023 and 24282/2023 dated: 07.12.2023 in the office of the Sub Registrar, Periyanaickenpalayam, Coimbatore District.

It is further certified that owners of the land have leased the said land to **SRI RAJA YOGA VIDHYA GANAPATHY EDUCATIONAL TRUST** fully described in the schedule mentioned hereinafter with the following details for a lease period of 60 years from **08.12.2023 to 07.12.2083** by the way of Supplemental lease deed Document No:24396/2023 dated:08.12.2023.

S. No.	Particulars	Details
1.	Plot No. )s) / Survey no.(s)/Khasra No. (s) / Khata No. (s) / Khatauni No. (s)	S.F.No 288/1A1B,288/1B2B,288/1C1, 288/1D1,290/1B in Bilichi Village.
2.	Name of street / village, Sub Division, District and State	Bilichi Village, Coimbatore North Taluk, Coimbatore District -641019, Tamil Nadu.
3.	Details of document/deed – ( i.e. sale deed /perpetual lease deed/gift deed/ will/ trust deed or other document of title)	Lease deed in favour of M/s. Sri Raja Yoga Vidhya Ganapathy Educational Trust.
4.	Registration Details	Lease Document No. 24396/2023, dated:08.12.2023. Sub-Register Office , Periyanaicken palayam
	- Document Date - Register Office	


It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **MASTER MINDS INTERNATIONAL SCHOOL**, Chinnamathampalayam, Bilichi Village, Coimbatore North Taluk, Coimbatore District -641019 **Run by SRI RAJA YOGA VIDHYA GANAPATHY EDUCATIONAL TRUST** is located on the said plot of land.

**THE SCHEDULED OF LAND ABOVE REFERRED TO**

All that piece and parcel of land measuring **10805 Square Meters (2 Acres 67 Cents )** situated in S.F.Nos 288/1A1B - 0.69.82 Hec , 288/1B2B -0.20.75 Hec, 288/1C1 – 0.06.00 Hec, 288/1D1 – 0.00.50 Hec ,290/1B -0.10.93 Hec in Bilichi Village, Coimbatore North Taluk, Coimbatore District, Tamil Nadu and bounded as follows:

- North of : S.F.No 290/1 belongs to V.Ganesh,  
East of : Property belongs to SVN School  
West of : 60 feet Common road  
South of : Property belongs to Thai Aqua and Coconut Farm.



  
**Tahsildar**  
**Coimbatore North**

To,  
**SRI RAJA YOGA VIDHYA GANAPATHY**,  
No.4/493, Kottaipirivu Road,  
Chinnamathampalayam,  
BilichiVillage,  
Coimbatore North Taluk,  
Coimbatore District -641030.

BOGIYAM DEED (KUTHAGAI )

This deed is executed on this the 8<sup>th</sup> day of DECEMBER, 2023 , ENTERED INTO BETWEEN

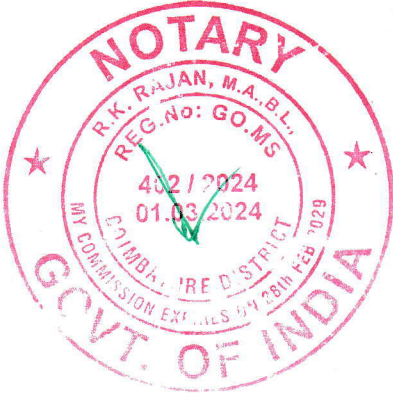
(1)MR. K. SELVAM, (aadhaar No. 2787 6187 9158) son of Mr. Karaiyan, residing at Door No.1/4, Ponvizha Nagar, Karamadai road, Mettupalayam, Coimbatore - 641301, Mettupalayam taluk, Coimbatore district,

(2)TMT. MANGAYARKARASI, (aadhaar No.4616 3089 5289) wife of late I.Shanmugam, residing at Door No. 3-339, Kamaraj Nagar, Velandi Valasai post, Avani Perur Keelmugam, Avani Perur East, Bodinaickenpatti, Salem - 637105

(3)Mr.N. MURUGESAN (Aadhaar No 5727 3039 3519) son of Mr.Nalliyappa Gounder, residing at Door No.7/1, Karumbalikadu, Nainampalayam, Thiruchengode, Emapalli, Namakkal -637 214, Namakkal district

(4)Mr. M. ISMAIL, (Aadhaar No. 9200 2193 5168) son of Mr. Mohammed Ali residing at Door No.152-1B, K.K. Nagar, Mettupalayam, Coimbatore - 641301, Mettupalayam taluk, Coimbatore district,

(5)MR. R. VENKATESH,(Aadhaar No. 9620 2857 2626) son of Mr.Rangasamy, residing at Door No. 39/6, R.P. Nagar, No.4 Veerapandi, Press colony, Coimbatore - 641019 Coimbatore north Taluk, Coimbatore District



(6)TMT.R.VANITHA, (aadhaar No. 7389 0169 4102) wife of Mr.Rajendran, residing at Door No.2/2, Kumaran Nagar, Mariyapuram, Mettupalayam, Pillur dam, Coimbatore-641104 Coimbatore North taluk, Coimbatore district,

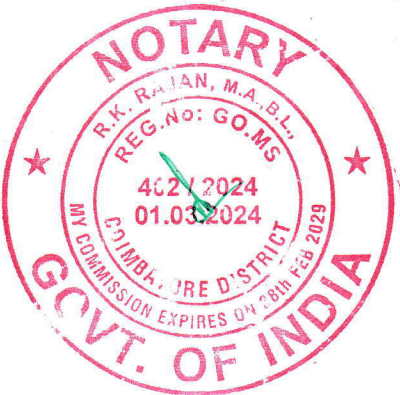
(7)TMT. R. SUDHA, (aadhaar number 5030 2854 0648) wife of Mr.Rangaraj, residing at Door No.1-10, Ponvizha Nagar, Karamadai Road, Mettupalayam, Coimbatore - 641301, Coimbatore district

(8)Tmt.D. JANAKI, (aadhaar No. 8325 1480 6738) wife of Mr.Dhanabal, residing at Block G4, Viswa Apartment, Prabhu Nagar, Coimbatore - 641 001, Coimbatore district.

(9)Mr. N. RAJKUMAR, (Aadhaar No. 6745 5445 9785) son of Mr. Nagaraj, residing at Door No. 4/687, Perumal Kovil street, Thoppampatti, Coimbatore - 641017, Coimbatore North taluk, Coimbatore district,

(10)Mr. R. KARTHIKEYAN, (aadhaar No. 5169 5344 3901) son of Mr.Ramasamy, residing at Door No,. 6/32F, Chettipalayam Main road, Pappampatti Post, Suler, Coimbatore - 641 016, Coimbatore district,

(11)MR. V.BALASUBRAMANIAN, (aadhaar No.2818 2107 3458) son of Mr.Velusamy, residing at Door N o. 4/493, Kottaipirivu road, Chinnamathampalayam, Bilichi, Coimbatore - 641 019,Coimbatoe North taluk, Coimbatore district,



(12)Mrs. R. INDHUMATHI, (aadhaar No. 8758 2497 4448)  
wife of Mr. Gowtham, residing at Door No. 9/333, Anna  
Nagar, Udumalaipettai, Bodipatti, Tirupur - 642154

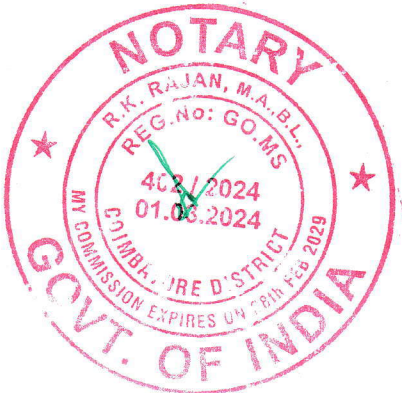
Hereinafter called as FIRST PARTY

SRI RAJA YOGA VIDYA GANAPATHY EDUCATIONAL  
TRUST, at Door No. 4/493, Kottaipirivu Road,  
Chinnamathampalayam, Bilichi, Coimbatore - 641019,  
Mettupalayam taluk, Coimbatore district, represented by its  
Author of Trustees (1)Mr. K. SELVAM, (Aadhaar No. 2787  
6187 9158) son of Mr. Karaiyan, residing at Door No. 1/4 ,  
Ponvizha Nagar, Karamadai road, Mettupalayam, Coimbatore  
- 641301, Mettupalayam taluk, Coimbatore district and  
(2)MR. R.VENKATESH, son of Mr. Rangasamy, residing at  
Door No. 39/6, R.P. Nagar, No.4 Veerapandi, Presscolony,  
Coimbatore - 641 019, Coimbatore North taluk, Coimbatore  
district

Hereinafter called as SECOND PARTY

(The above said two persons are authorized to sign in the  
documents to be made on behalf of the trust , by the  
resolution made in the General Body Meeting Minutes  
proceedings of the above mentioned trust which was held on  
15.11.2023).

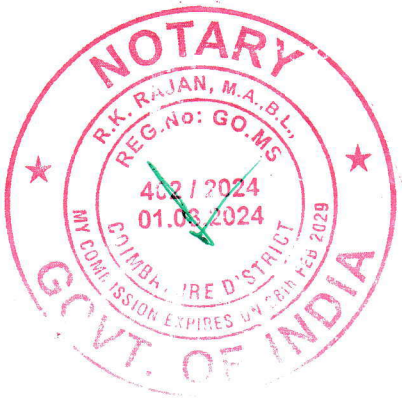
Thus we, both the parties have entered into this Kuthagai  
Deed between us.



No.1 and 3 to 11 of us of the first party owns property by virtue of a sale deed dated 23.11.2022 which was registered before the Periyanaickenpalayam Sub Registrar office in Book No.1, as document number 24217/2022 and we are in absolute possession and enjoyment of the same.

Further, husband of No.2 of us of the first party by name I,Shanmugam, and others own property by virtue of a sale deed , which was registered before the Periyanaickenpalayam sub registrar office in Book No.1, as document number 24217/2022 as their self-acquired property and they are in absolute possession and enjoyment of the same. Subsequently the said I. Shanmugam died intestate on 11.10.2023 without executing any documents regarding his share in the said property , and hence as per the legal heirship certificate issued to him by the Tahsildar, Edapadi, Salem, bearing Legal Heirship Certificate No. 7202310181542 and accordingly in the capacity of the legal heir of the deceased I. Shanmugam No.2 owns his husband's share and it is in her peaceful possession and enjoyment.

Further No. 2 of us of the first party owns property vide release deed dated 07.12.2023 which was registered before the Periyanaickenpalayam sub registrar office in Book No.1, as document number 24265/2023 she owns the other shares too.



Further No.12 of the first party owns property by virtue of a sale deed dated 07.12.2023 which was registered before the Periyanaickenpalayam sub registrar Office in Book No.1, as document number 24282/2023 and is in possession and enjoyment of the same.

Thus the property belongs to the first party and in their absolute possession and enjoyment which is more fully described hereunder in the schedule. They intend to let the same on Lease deed for the period of 60 years from 08/12/2023 to 07/12/2083 to 2nd party at the rate of Rs.12,000/- per year for which 2nd party has also agreed and hence today itself, before the undersigned witnesses the first party handed over the possession of the schedule property to 2nd party. There is no advance or advance (lease) kuthagai amount for this lease (kuthagai) subject to the following terms and conditions:-

- The yearly kuthagai (lease) amount of Rs.12,000/- (Rupees twelve thousand only) have to pay for a year, on or before 5th of March in the following every year.
- The land have to be maintained neat and clean
- In the schedule property, right to construct building for educational service purposes and to do all the facilities needed
- In the event of constructing buildings, liable to pay the electricity and water charges to the concerned departments



- To construct buildings, shall approach the concerned office to get approval and to sign and present all the applications before the concerned offices
- After the expiry of the kuthagai period the 2<sup>nd</sup> party has to handed over the land, as it is the condition, for which the 2<sup>nd</sup> party has agreed,
- After the expiry of the kuthagai period of 60 years, if the first party wants to extend this lease, this deed may be extended by fixing new terms and kuthagai amount suitable for that period , or else the 2<sup>nd</sup> party has to vacant the land , for which the 2<sup>nd</sup> party has agreed.

The first party agrees the following terms and conditions:-

- The property tax, kist, etc for the below mentioned punja land have to be paid by the first party. In case of necessity, the first party hereby agrees to get land use conversion and related facilities .

In witness whereof both the parties have executed this kuthagai deed by giving their full consent.

#### **DESCRIPTION OF PROPERTY**

In Coimbatore North Registration District, Periyanaicken palayam Sub registration District, Coimbatore District, Coimbatore North Taluk, Bilichi Village, Patta No. 5591

S.F.No. 288/1A1B punja hectare 0.69.82, to this acre 1.72½ extent land in full



S.F. No.288/1B2B, punja hectare 0.20.75, acre 0.51 ¼  
extent land in full

S.F.No.288/1C1, punja hectare 0.06.00 , acre 0.14 ¾  
extent land in full

S.F. No.288/1D1 punja hectare 0.00.50 acre 0.01 ½ extent  
land in full

S.F. No.290/1B punja hectare 0.10.93 to this acre 0.27  
extent land in full

Thus in the above mentioned survey fields total extent punja  
acre 2.67 land, along with the usual pathway rights to use  
the same as pathway, passage and cart track,

The said property is situate in Bilichi village panchayat  
limits.

Kuthaigai per year Rs.12,000/-	
Kuthagai period 60 years (60x12,000/-)	Rs.7,20,000/-
GST 18%	Rs.1,29,600/-
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TOTAL AMOUNT	Rs.8,49,600/-
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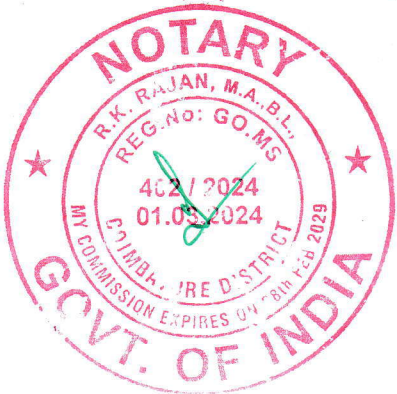
FIRST PARTY

1)sd/K.Selvam 2)sd/Mangayarkarasi 3)sd/N. Murugesan  
4)sd/M.Ismail 5)sd/R.Venkatesh 6)sd/R.Vanitha 7)sd/R.Sudha 8)sd/D.Janaki  
9)sd/N.Rajkumar 10)sd/R.karthikeyan 11)sd/V.Balasubramanian  
12)sd/R.Indhumathi

SECOND PARTY

For Sri Raja Yoga Vidya Ganapathy Educational Trust its Authors of  
trust

1)sd/K.Selvam  
2)sd/R.Venkatesh



**WITNESSES**

1)sd/A.Priya ( PRIYA ) D/o Aranganathasami, 39/6 R.P. Nagar, No.4, Veerapandi, Press colony, Coibatore - 641019 (Aadhaar No. 9188 8287 4897)

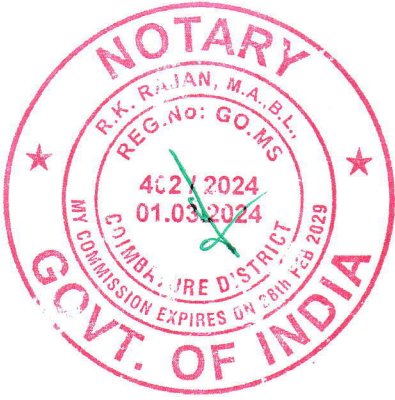
2)sd/Gnanasuriya ( GNANASURIYA) s/o Sasikumar, 4/133, Chinnamathampalayam , Bilichy Coimbatore - 641019 (Aadhaar No. 7367 2260 5756)

**PREPARED BY**

Sd/G.Mohanprasad ( G. MOHANPRASAD) L.No. B/410/CBE/1991 Sri Sakthi document officer, Periya Naickenpalayam, Coimbatore -20 (mobile No. 9842273380)

**DOCUMENT REGISTRATION PARTICULARS**

**This document is registered before the Periyanaicken palayam Sub Registrar office in Book No.1 as document number 24396/2023**



*R.K. Rajan*  
for 10/3/2024

**R.K. RAJAN, M.A., B.L.,  
ADVOCATE & NOTARY PUBLIC**  
Govt. of Tamil Nadu GO,MS.No.402/2024,  
14, J.V.R. Building, Gopalapuram,  
2nd Street, Coimbatore - 641 018.  
Mob: 98422 26464, 90422 16464